

*Silence 10-30-92  
Demolished/Removed*

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

DESIGNATION REPORT - INDIVIDUAL SITE IN A DISTRICT

Site Name Redland District - Residence

Designation No. 8204

Site Address 24830 S.W. 187th Avenue

Date of Filing 4/13/82

Date of Designation \_\_\_\_\_

Owner and Address A.V. and Martha Phillips, 24830 S.W. 187th Avenue, Homestead, FL.

12/7/87 NOTE: (New owners) VITO AND LORENE STRANO, same Address

Site Location - Legal description or district boundaries (see attached map):

Section 26, T. 56 S., R. 38 E. Beg. 125' S of NE cor of Sec. 26, run W 348.5',  
S. 132', E 348.5' N to POB. (1 acre more or less)

Dade County Historic Survey Findings:

Site received a rating of 2 in architecture,  
2 in history and 2 in contextual significance.

Other Surveys: \_\_\_\_\_ H.A.B.S.

\_\_\_\_\_ Natl. Reg. \_\_\_\_\_ H.A.E.R.

Other: \_\_\_\_\_

Title Verification (attach copy): Book 2738 Page No. 144 Deed Type Warranty

Current Zoning (describe): AU - agricultural use

Current Use (describe): Residential

Current Condition (describe): Good

Physical Description of Site (attach 1 or 2 photos):

This residence is essentially a one-story gable roof frame house with the gable end facing the road and containing the main entrance to the house. The entrance gable is shingled with a prominent round, arched louvered attic ventilator with decorative elements including a representation of a keystone. The east and south facades of the house are covered with an attached wraparound porch. The porch contains panelled sections under the eaves supported by tapered wooden piers on weatherboard siding. Between the piers the porch is screened. Attached to the north facade of the house is a carport, a recent addition. The house is set back from the road and contains a variety of trees and landscaping behind the house. The house is a fairly typical example of an early twentieth century frame vernacular building.

---

Significance - Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

This residential structure is significant for its age and its architectural cohesiveness within the proposed district. Like the Redland Methodist Church, this house was built on a tract that was originally part of the homestead of Bodil Olsen Kosel. This parcel was purchased by J.F. Corby from Kosel in 1913. In 1917, it was sold to J.H. Lyon. According to one source, this house was built in 1925.

WARRANTY DEED  
(STATUTORY)

FORM D

PAPER PUBLISHING CORPORATION  
MIAMI 22, FLORIDA

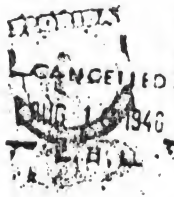
This Indenture, Made this 29th day of July A. D. 1946  
 BETWEEN ABRAM M. VIVIEN and BEULAH M. VIVIEN, his wife.

of the County of \_\_\_\_\_ Dade \_\_\_\_\_ in the State of Florida, parties of the first part, and  
ASA V. PHILLIPS, JR. and MARTHA PHILLIPS, Husband and wife,

of the County of \_\_\_\_\_ Dade \_\_\_\_\_ in the State of Florida, parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of  
FIFTY-FIVE HUNDRED \* \* \* \* \* Dollars,  
 to them in hand paid by the parties of the second part, the receipt whereof is hereby  
 acknowledged, have granted, bargained and sold to the said parties of the second part,  
 their heirs and assigns forever, the following described land, situate, lying and being in the  
 County of \_\_\_\_\_ Dade \_\_\_\_\_ and State of Florida, to-wit:

Beginning at a point in the East line of Section 26, T 56 South, Range 38 East, said point being One Hundred and Twenty-five (125) feet south of the Northeast corner of said Section 26, running thence west parallel with the north line of said Section 26, a distance of 340 feet to a point; thence South parallel to the East line of said Section 26 a distance of one hundred and thirty-two (132) feet to a point; thence East parallel to the North line of said Section 26 a distance of 340 feet to the East line of said Section 26; thence North along the East line of said Section 26 to the place of beginning, containing one (1) acre more or less.



And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of:

Lorenzo C. King

Lorenzo C. King

Lorenzo C. King

Abram M. Vivien

Beulah M. Vivien

Abram M. Vivien

